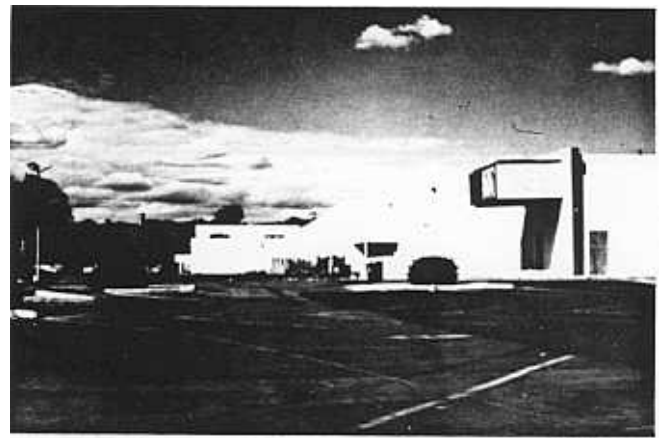


Entrance to UCR from University Avenue.



Under-Utilized Parking at Rear of the Town Square Development.



Narrow Depth Parcels from Park Avenue to Ottawa Avenue.



Existing Palms Provide the Dominant Unifying Element.



Cluttered Signing and Parking Fronts Directly on University Avenue.

Figure 6
Existing Conditions